

UNIT LOT SUBDIVISION PROVISION

Add below to 20D.180.10-060 – Exceptions to Lot Standards

(6) Unit Lot Subdivisions. The provisions of this section apply exclusively to the unit subdivision of land for townhouses that have land use approval through either Site Plan Entitlement, RCDG 20F.40.130; Planned Residential Development, RCDG 20C.30.105; or Planned Commercial Development, RCDG 20C.60.60. The purpose of this provision is to allow for the creation of unit lots under each separate residential unit while applying site development standards to the building(s) on the parent lot, as a whole, instead of to the individual unit lots created subsequent to Site Plan Entitlement approval.

- (a) Sites developed or proposed to be developed with townhouses may be subdivided into individual unit lots. The development as a whole shall conform to plans granted approval through either Site Plan Entitlement, RCDG 20F.40.130; Planned Residential Development, RCDG 20C.30.105; Planned Commercial Development, RCDG 20C.60.60, or Innovative Housing Demonstration Project. As a result of the subdivision, development on individual unit lots may be nonconforming as to some or all of the site development standards based on analysis of the individual unit lots. Each unit lot shall comply with respective building codes. Fire protection for the buildings shall be based on the aggregate square footage on the parent lot.
- (b) Internal courts providing vehicular access to unit lots in the subdivision from the public street shall not be considered public or private streets when considering subdivisions under these provisions.
- (c) Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent lot.
- (d) Access easements, joint use and maintenance agreements, and CC&Rs identifying the rights and responsibilities of property owners and/or the homeowners association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; underground utilities; common open space (such as common courtyard open space); exterior building facades and roofs; and other similar features, as recorded with the Director of the King County Department of Records and Elections.
- (e) Within the parent lot, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit, as long as the right to use the parking is formalized by an easement on the plat or short plat, as recorded with the Director of the King County Department of Records and Elections.
- (f) Notes shall be placed on the face of the plat or short plat as recorded with the Director of the King County Department of Records and Elections to acknowledge the following:

- (i) Approval of the design of the units on each of the lots was granted by the review of the development, as a whole, on the parent lot by Site Plan Entitlement, Planned Residential Development, Planned Commercial Development, or Innovative Housing Demonstration Project (stating the subject file application number).
- (ii) Development, redevelopment, or rehabilitation of structures on each unit lot is subject to review and approval of plans that are consistent with the design of the surrounding structures on the parent lot as approved by the City through (subject file number as stated in (i) above).

Add New Definitions as follows

NEW DEFINITIONS – SECTION 20A.20.120

Lot, Parent.

The initial lot from which unit lots are subdivided for the exclusive use of townhouses.

Lot, Unit.

One (1) of the individual lots created from the subdivision of a parent lot for the exclusive use of townhouses.

Revise Section 20C.40.40-030 as follows

20C.40.40-030 Administrative Design Flexibility (ADF).

The purpose of this section is to promote creativity in site layout and design, and to allow flexibility in the application of standards for commercial, office, retail, mixed use and residential development within the ~~City Center~~Downtown Neighborhood, and to achieve the creation of sites and uses that may benefit the public by the application of special design policies and standards not otherwise possible under conventional development regulations and standards: ~~General development permit procedures defined in RCDG Title 20F, Administration and Procedures, shall apply in the establishment of an ADF in City Center~~Departure from standards included in this section may be permitted as part of the Site Plan Entitlement process.

~~(1) Qualifying Standards. In order to qualify for the Administrative Design Adjustment within the City Center Neighborhood, a property must meet the following criteria:~~

~~(a) The property must contain not less than 40,000 square feet; and~~

~~(b) The property must be bound by two or more public streets; and~~

~~(c) The proposed project design must demonstrate all of the following:~~

~~(i) Superiority in achieving~~

~~(1) Deviations from these standards may be allowed if an applicant demonstrates that the deviations from the standards would result in a development that:~~

~~(i) Better meets the intent of the~~ goals and policies for the design area in which the site is located;

~~(ii) Is Superiority superior~~ in design in terms of architecture, building materials, site design, landscaping and open space; and

~~(iii) The project provides Provides~~ benefit to the ~~City Center Downtown~~ Neighborhood in terms of desired use, activity, and design.

(2) ADF – Flexibility of Design Standards in ~~City Center Downtown~~. Requirements of RCDG Title 20C, Land Use Regulations, that may be modified by application of this subsection are defined specifically as follows:

(a) Parking Lot Location. Requirements for the location of on-site parking lots may be modified within the development (except for parking within residential yard areas) to provide for greater joint-use and quasi-public parking opportunities and uses which are highly desirable in the subject design area.

(b) Mid-Block Pedestrian Walkways and Vehicular Lanes. Requirements for mid-block pedestrian and vehicular lanes per RCDG 20C.40.105, ~~City Center Downtown~~ Pedestrian System, may be modified to allow variations in locations and minimum widths for these items to provide superiority in site design and function which benefits both the property owner and public.

(c) Street standards for townhouse subdivision developments.

(ed) Other Site Requirements and Standards. All other site requirements and standards for ~~City Center Downtown~~ except density, ~~parking~~, height and FAR may be modified within the development to provide superiority in site design: i.e., greater amounts of privacy, maintenance of views, preservation of vegetation, provision of usable open space, adequate light, air, and security. (Ord. 1901)